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June 30, 2026

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

The Honorable Board of Commissioners
Los Angeles County Development Authority
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors/Commissioners:

**AUTHORITY TO EXECUTE A QUITCLAIM DEED TRANSFERRING
LOS ANGELES COUNTY DEVELOPMENT AUTHORITY-OWNED
PROPERTY TO COMPTON UNIFIED SCHOOL DISTRICT TO
FACILITATE THE PROPOSED WILLOWBROOK WELLNESS CAMPUS
PROJECT
(SECOND DISTRICT) 3 VOTES**

SUBJECT

This letter recommends the execution of a Quitclaim Deed to transfer the Los Angeles County Development Authority (LACDA)-owned property located at 165 East 117th Street in the unincorporated community of Willowbrook to the Compton Unified School District (CUSD) to enable the Willowbrook Wellness Campus Project, a mixed-use development of CUSD and LACDA owned properties.

IT IS RECOMMENDED THAT THE BOARD OF COMMISSIONERS:

1. Find that the proposed transfer of LACDA-owned property located at 165 East 117th Street in the unincorporated community of Willowbrook to the Compton Unified School District by Quitclaim Deed is commensurate with the environmental review for the Willowbrook Wellness Campus Project, which has been completed through an Addendum to the Certified Final Environmental Impact Report for the Willowbrook Transit-Oriented District Specific Plan (Environmental Assessment No. 201500136), and that the

Quitclaim Deed itself is categorically exempt and does not constitute a separate project from the Willowbrook Wellness Campus Project.

2. Find that the property located at 165 East 117th Street in the unincorporated community of Willowbrook (Property) is not required for LACDA use.
3. Find that the proposed transfer of the Property to CUSD is exempt surplus land pursuant to Government Code section 54221(f)(1)(D).
4. Authorize and delegate authority to the County of Los Angeles, through its Department of Economic Opportunity, to act on behalf of the LACDA, to: (a) execute the quitclaim deed (Attachment I) to CUSD, which will cause the Property to be operated, maintained, and secured in a clean and sanitary condition, free of slum and blight, and for the five-year period commencing on completion of construction of parking facilities on the Property, provide parking for the surrounding community, or, in the alternative, to use and operate the Property for another public purpose consistent with applicable Community Development Block Grant (CDBG) Urban County Program requirements, and (b) to execute any other documents necessary to complete the Property transfer upon approval as to form by County Counsel.

IT IS RECOMMENDED THAT THE BOARD OF SUPERVISORS:

1. Find that the recommended actions do not constitute a project under Section 21065 of the Public Resources Code and Section 15378(b)(5) of the California Environmental Quality Act (CEQA) Guidelines because the actions are organizational or administrative activities of government that will not result in direct or indirect physical changes to the environment.
2. Accept delegation to the County of Los Angeles and authorize the Director, or designee, of Department of Economic Opportunity (DEO), to act on behalf of the LACDA, to: (a) execute the quitclaim deed (Attachment I) to CUSD, which will cause the Property to be operated, maintained, and secured in a clean and sanitary condition, free of slum and blight, and, for the five-year period commencing on completion of construction of parking facilities on the Property, provide parking for the surrounding community, or, in the alternative, to use and operate the Property for another public purpose consistent with applicable Community Development Block Grant (CDBG) Urban County Program requirements, and (b) to execute any other documents necessary to complete the Property transfer upon approval as to form by County Counsel.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended action is to authorize the execution of a Quitclaim Deed transferring the Property to CUSD, which will lease the property to the CDU/MLK Wellness Collaborative, LLC (Collaborative) to facilitate the Willowbrook Wellness Campus Project (Project). This Board letter is presented concurrently with consideration of final project entitlements, including Specific Plan Amendment No. RPPL2023004093, Development Agreement No. RPPL2023005669, Conditional Use Permit No. RPPL2023004092, Administrative Housing Permit No. RPPL2023004095, and Environmental Plan No. RPPL2023004097 (CEQA Addendum).

The Project has been developed through a multi-year collaborative process. On February 11, 2019, CUSD and the County entered into a Memorandum of Understanding to work jointly on developing the

12.83-acre site, which consists of the LACDA-owned Property located at 1655 East 117th Street, Los Angeles (APN 6149-014-906) and the CUSD-owned Property located at 1667 East 118th Street, Los Angeles, California 90059 (APNs 6149-012-901, 6149-014-900, 6149-014-903, and 6149-014-904), following the closure of CUSD's former Lincoln Elementary School.

On November 19, 2019, the County and CUSD issued a joint Request for Proposals for the site. On November 24, 2020, the Board of Supervisors approved an Exclusive Negotiating Agreement with CUSD and the Charles Drew University/Martin Luther King Wellness Collaborative, LLC (Collaborative), which is comprised of Charles R. Drew University of Medicine and Science (CDU) and Century Housing. On December 21, 2021, the County DEO assumed administrative oversight, on behalf of LACDA, of the Willowbrook Wellness Campus Project.

The Collaborative envisions implementing a master plan that includes an expansion of CDU's campus, consisting of office space, athletics facilities, student and faculty/staff housing, a street vacation, and a 9-story parking structure with 637 vehicle parking spaces, as well as 250 units of deed-restricted affordable housing to be developed by Century Housing.

The parties have worked collaboratively to advance predevelopment activities, including community outreach, finalizing the project scope and description, securing entitlements, completing the Addendum to the Certified Final Environmental Impact Report (Environmental Plan No. RPPL2023004097), and preparing a Development Agreement that memorializes the Project's benefits to the public and surrounding community.

Community benefits established through the Development Agreement include an expansion of CDU's science academy pipeline programs and educational opportunities, community-serving programming and events, increasing the supply of housing for low-income households, students, and workforce, traffic safety improvements, public access to athletic facilities, a pedestrian promenade, public art, access to meeting space for local organizations, compliance with the County's local and targeted worker hiring program and a Community Workforce Agreement for the parking garage, consistent with County policy.

To facilitate development of the various project components, 13 ground leases will be executed across the site: eight ground leases for university uses and five ground leases for non-university affordable housing. LACDA procured the Project pursuant to its authority under the inter-agency exemption set forth in California Government Code Section 54331(f)(1)(D). Accordingly, it is recommended that the parking structure be quitclaimed from LACDA to CUSD, pursuant to a Quitclaim Deed. Concurrently with the execution of the Quitclaim Deed, CUSD will lease the property to the Collaborative to construct and operate the proposed improvements.

FISCAL IMPACT/FINANCING

There is no net impact to the County General Fund as a result of the recommended action. Given that the Property was acquired with CDBG funds, and the proposed use is consistent with applicable federal requirements, the consideration for the quitclaim transfer is proposed to be nominal. All costs associated with the development of the Willowbrook Wellness Campus, including construction of the parking facility, will be borne by the Collaborative.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Property is located in the unincorporated community of Willowbrook within the County of Los Angeles and is legally described in Exhibit A to the Quitclaim Deed. LACDA, as successor-in-interest to the Housing Authority of Los Angeles County, currently holds title to the Property.

The Property was acquired with CDBG funds administered by the County. Pursuant to 24 C.F.R. § 570.505 and applicable HUD regulations governing use of real property acquired with CDBG funds, any transfer of such property must continue to be used for a CDBG-eligible national objective for a period of at least five (5) years from the date of transfer. The Quitclaim Deed satisfies this requirement by restricting use of the property to parking purposes serving the surrounding residential community—an area with a documented parking shortage—for the five-year restriction period. At the expiration of the restriction period, the use restriction and encumbrance shall automatically terminate and have no further force or effect. The Quitclaim Deed also provides that, in the event parking use becomes infeasible, CUSD may use the property for another CDBG-eligible public purpose with LACDA's prior written approval.

ENVIRONMENTAL DOCUMENTATION

Environmental review for the Willowbrook Wellness Campus Project has been completed through an Addendum to the Certified Final Environmental Impact Report for the Willowbrook Transit-Oriented District Specific Plan (Environmental Assessment No. 201500136), which concludes that the Willowbrook Wellness Campus Project would not result in any increased or additional environmental impacts beyond those analyzed in the Certified Final EIR, and that no supplemental environmental analysis is required. The Board of Supervisors is being requested to approve the Addendum and the related Mitigation Monitoring and Reporting Program (Environmental Plan No. RPPL2023004097) concurrently with this action and the project's final entitlements.

The execution of the Quitclaim Deed itself is not a separate project under CEQA pursuant to Section 15378(b)(5) of the CEQA Guidelines, as it constitutes an organizational or administrative activity of government that will not result in direct or indirect physical changes to the environment.

IMPLEMENTATION OF STRATEGIC PLAN GOALS

The recommended actions support Strategy I.1.5, Increase Affordable Housing Throughout L.A. County; Strategy II.1, Drive Economic and Workforce Development in the County; and Strategy III.3.2, Manage and Maximize County Assets. The Willowbrook Wellness Campus Project advances these goals by delivering 250 units of deed-restricted affordable housing, expanding CDU's academic and health-focused facilities in an underserved community, increasing parking availability in an area with a documented shortage, and creating education, employment and contracting opportunities.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of the recommended action will enable the transfer of LACDA-owned property to CUSD and allow for implementation of the Willowbrook Wellness Campus Project. The transfer will increase the availability of parking in the Willowbrook community, which faces a documented parking shortage, and will facilitate the development of affordable housing, university facilities, and community-serving amenities as part of the broader Willowbrook Wellness Campus Project.

CONCLUSION

If you should have any questions, please contact me at klobianco@opportunity.lacounty.gov and your staff may contact Kystin Hence at khence@opportunity.lacounty.gov or (323) 578-5389.

Respectfully submitted,



KELLY LOBIANCO
Director
Los Angeles County Department of Economic Opportunity

KL:KH:KA:HS:dm

cc: Chief Executive Office
Executive Office, Board of Supervisors
County Counsel
Executive Director of the Los Angeles County Development Authority